

## Highway Response

Ref: 24/0827

Date: 21/10/24

**PROPOSAL:** OUTLINE APPLICATION FOR A NEW DWELLING

**SITE:** 1 Trinity View Caerleon Newport NP18 3SU

Case Officer: Francesca Sanders

Highway Officer: Kevin Jackson

**Highway recommendation:**

No objection subject to conditions.

**Highway Comments:**

The proposals appear to provide three parking spaces (subject to garage dimensions). Cycle parking is not proposed, but there is access to the rear for bin and cycle storage, so this can be conditioned. A 6x4ft shed would be most appropriate for cycle storage.

The proposed drive would require an extension of the existing footway crossing and the removal of an existing crossing (dropped kerbs). In addition, it would require the relocation of the streetlamp. This would require a lighting proposal and works to be undertaken at the applicant's expense. Separate licence is required for works in the highway in addition to any planning consent.

Visibility splays will be required for the existing and proposed drives. These are 2.4 x25m plus 2m x2m at a height of 600mm, which will constrain the boundary treatments. Gates would not be acceptable and boundaries between and adjacent to the drives cannot be built planted or allowed to grow above 600mm.

The dimensions, drainage and materials for the drive are critical to Highway approval and have not been set out. These can be addressed via conditions, along with the need for electric vehicle charging.

In summary, there are no objections subject to the following conditions.

**Suggested Conditions:**

The development shall not be implemented until the surface water drainage of the individual plots within the site has been designed to prevent the discharge of water on to the highway. The surface water drainage design shall be submitted to and approved in writing by the Council as Local Planning Authority.

Reason: To prevent unnecessary surface water from being deposited on to the highway thus causing a potential source of danger to other road users.

No part of the development shall be brought into use until visibility splays of 2.4 x 25 metres, measured as described in Section 7.7 of Manual for Streets (DfT, DCLG, Welsh Assembly, 2007) have been provided at the proposed junction with Trinity View. The splays shall be provided clear of obstruction to visibility exceeding 600mm in height above footway level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To ensure adequate visibility at the junction or site access is made and maintained in the interests of road safety.

No part of the development shall be brought into use until visibility splays of 2metres by 2 metres have been provided on each side of both of the access drives. The depth shall be measured from the back of footway; and the width measured outward from the edges of the access. The splays shall be created clear of obstructions to visibility at or above a height of 0.6metres above footway level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To provide the driver of a vehicle using the access and other users of the public highway with adequate inter-visibility in the interests of road safety.

Before the access is used for vehicular purposes, that part of the access extending from the nearside edge of the footway of Trinity View for a minimum distance of 5 metres into the site shall be appropriately paved in a bound material such as tarmacadam, concrete, block pavements or other material approved in writing by the Council as Local Planning Authority.

Reason: To prevent loose surface material/debris from being carried on to the public highway thus causing a potential source of danger to other road users in the interests of road safety.

No gates or other means of obstruction shall be placed across the vehicular accesses formed as part of this development.

Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.

Notwithstanding the details shown on the approved plans parking space adequate for not less than three cars to be stored clear of the highway shall be provided within the curtilage of the proposed dwelling prior to first use of the development hereby permitted. The precise manner in which such provision is to be made shall have first been submitted to, and approved in writing by, the Council as Local Planning Authority and, if necessary, include for a widening of the existing driveway opening and associated pavement crossing facility. The parking facilities so provided shall be kept free for that specific use thereafter. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that order), no building works, would reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure adequate secondary off-street parking space is provided/maintained, without overhanging of the footway in order to maintain unimpeded visibility for all road users, to ensure the safe and free flow of traffic and to assist pedestrian safety.

Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

A scheme for the provision of electric vehicle charging points, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of the unit and retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.

**Informative Notes:**

It is an offence to carry out any works within the public highway without permission of the Highway Authority. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980 the Highway Authority must specify the works to be carried out and only the Highway Authority or contractor approved by the Highway Authority can carry out the works. Therefore prior to commencing any works that affect the access you must contact the Council's Highway Maintenance Team for further details.

Street name and/or property numbering is required as part of this development. Developers are required to contact Warrington Council who are the street naming and property numbering authority to arrange for addresses to be attributed to the development. Developers or property owners cannot attribute property numbers or addresses themselves. In the first instance, the applicant is required to contact the Council's Traffic Management, Road Safety & Adoptions Team for further details. Please note there is a fee for this process which shall be advised upon application.

The applicant is reminded that it is an offence to allow material to be carried from the site and deposited on or cause damage to the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and will prosecute persistent offenders under Sections 131, 148 & 149 of the Highways Act 1980.